

# UNOFFICIAL COPY

Doc#: 2310113263 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/11/2023 03:10 PM Pg: 1 of 4

Dec ID 20230301686449

ST/CO Stamp 1-468-318-928 ST Tax \$2,475.00 CO Tax \$1,237.50

This instrument prepared by:

Robert W. Kaufman  
FISCHEL | KAHN.  
155 N. Wacker Drive, Suite 3850  
Chicago, Illinois 60606

Above Space for Recorder's Use Only

2200 1455700  
LAD 12

## WARRANTY DEED

Grantors, MICHAEL E. BAGAN, married to MARLA R. BAGAN, his wife, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to ~~ALEX~~ <sup>ALEXANDER M.</sup> NAJEM, a ~~married~~ <sup>single</sup> man, of the City of Chicago, County of Cook, State of Illinois, the real estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit "A" attached to this document, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: General real estate taxes for the year ~~2022~~ <sup>2023</sup> and subsequent years; and covenants, conditions and restrictions of record.

Address: 71 Indian Hill Rd.  
Winnetka, IL 60093  
WILMETTE,  
PIN: 05-28-106-039-0000

Dated: April 3, 2023

  
MICHAEL E. BAGAN

  
MARLA R. BAGAN

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

The undersigned, a notary public, in and for said county, does hereby certify that MICHAEL E. BAGAN, married to MARLA R. BAGAN, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in the County stated above, this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 3<sup>rd</sup> day of April, 2023.



  
\_\_\_\_\_  
Notary Public

Mail To:  
Sean McQuillan, Esq.  
BROTSCHUL POTTS LLC  
1 Tower Lane  
Suite 2060  
Oakbrook Terrace, IL 60181

Send Subsequent Tax Bills To:  
Alex Najem  
71 Indian Hill Rd.  
Winnetka, IL 60093

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN MAGNER-BOTTHOF SUBDIVISION BEING A SUBDIVISION LYING IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT BETWEEN RECORDED JANUARY 19, 1973 AS DOCUMENT NUMBER 22193700 FOR INGRESS AND EGRESS OVER AND UPON AND THE USE OF THE PRIVATE ROADWAY OF THE WIDTH OF 16 FEET, MORE OR LESS, COMMONLY KNOWN AS INDIAN HILL ROAD, LOCATED NORTH AND SUBSTANTIALLY PARALLEL TO THE NORTH LINE OF PARCEL 1 AND RUNNING THENCE EASTERLY AND NORTHEASTERLY TO RIDGE AVENUE, AS SHOWN ON PLAT OF INDIAN HILL CONSOLIDATION RECORDED AS DOCUMENT NUMBER 7809320 AND BEING LOCATED ON THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 (EXCEPT THAT PART THEREOF SITUATED NORTH OF A STRAIGHT LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 23 IN INDIAN HILL SUBDIVISION NO. 3 A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1915 AS DOCUMENT NUMBER 5772392, TO A POINT IN THE SOUTH LINE OF LOT 23 AFORESAID 100 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT) IN INDIAN HILL CONSOLIDATION, A SUBDIVISION IN SECTIONS 28 AND 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 7809320, IN COOK COUNTY, ILLINOIS.

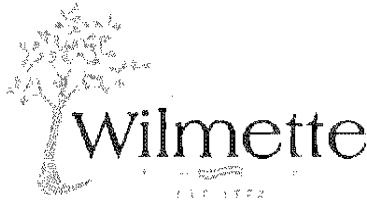
PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT BETWEEN INDIAN HILL CLUB, A CORPORATION OF ILLINOIS, AS GRANTOR, AND T. GERALD MAGNER, JR., PATRICIA D. MAGNER, HIS WIFE, C. LAURY BOTTHOF AND LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1972 KNOWN AS TRUST NUMBER 2630 AS GRANTEEES, RECORDED JANUARY 19, 1973 AS DOCUMENT NUMBER 22193700 OF THE RIGHT TO CONSTRUCT ROADWAYS OVER AND UPON THAT PART OF LOT 1 IN INDIAN HILL CONSOLIDATION DESCRIBED AT PARCEL 2 LYING BETWEEN PARCEL 1 AND THE EASEMENT DESCRIBED AT PARCEL 2 (KNOWN AS INDIAN HILL ROAD) AND A PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER AND UPON SUCH ROADWAYS, SAID ROADWAYS SHALL BE NO MORE THAN 16 FEET IN WIDTH EACH.

*WILMETTE*

Address: 71 Indian Hill Rd., ~~Winnetka~~, IL 60093  
PIN: 05-28-106-039-0000

# UNOFFICIAL COPY



Name of Buyer:  
ALEXANDER NAJEM

Real Estate Transfer Tax  
**\$7,425.00**

Property Address:  
71 INDIAN HILL RD.  
WINNETKA, IL. 60093

Issue Date 4/10/2023

**Revenue Stamps:**

	Qty				
Village of Wilmette	2	=	\$1,000.00	=	<b>\$2,000.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$500.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	1	=	\$400.00	=	<b>\$400.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$300.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$200.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$100.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$90.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$80.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$70.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$60.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$50.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$40.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$30.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	1	=	\$25.00	=	<b>\$25.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$20.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$10.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	0	=	\$1.00	=	<b>\$0.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		

	Qty				
Village of Wilmette	1	=	\$5,000.00	=	<b>\$5,000.00</b>
Real Estate Transfer Tax					
Stamp #:	MG	2023-04-10	71 INDIAN HILL RD.		